



### **Upgrades and Amenities**

**2314 Elmwood Trail, Katy, TX 77493**

#### **Interior Upgrades:**

Upgraded kitchen package to include: Dual GE profile ovens/ appliances w/ 5 burner gas GE cooktop, Carrera quartz counters, undermount extra deep stainless sink, ceramic blue hued subway backsplash, kitchen hardware

Level 4 wood engineered flooring in common areas

8-foot doors throughout

Whole home ceiling fans

Plantation shutters in study and buffet kitchen wall

Plantation shutters in primary suite

Coffered ceiling entry

Primary bath shower floor hex tiles, wall accent tiles & shampoo niches

WiFi/app control Nest thermostat

WiFi/app control garage door opener

Wired for surround sound in family room w/ hidden TV wall wiring

#### **Exterior Upgrades:**

Massive corner premium lot at .322 acres- 14,026 sq.ft.

Patio extension measuring 40x10

Patio gas line

Patio dual ceiling fans

Patio plug/J-box on dedicated circuit for a grill/outdoor kitchen

Garage plug/J-box added on dedicated circuit

**\*\*Sellers need temporary leaseback through July 15<sup>th</sup>**

**\*\*Exclusions: washer, dryer, refrigerator & family room drapery\*\***

**Power was NOT lost during 2020 winter storm in this home; home may be tied to nearby Police Station electric grid.**

**Cane Quarter, Cane Island's amenity center, is a vibrant place where residents and visitors meet to enjoy everything Cane Island has to offer & is the heart of this delightfully different community in Katy, Texas. Anything and everything happens at Cane Quarter, located within a 5 minute walk of your new home.**

Enjoy dinner and live music at The Oaks Kitchen & Bar, an overnight getaway at the Ambassador Suite or roast s'mores by the fire pit with the family. Head to the tranquil yoga studio overlooking the year-round lap pool or workout at the two-story fitness center open 24 hours a day. Take the kids for a fun-filled adventure at the family-friendly pool equipped with a 500-gallon spill bucket or Paperback Park to climb around the jungle gym, play pickle ball or relax & watch the sun set. Or... join your neighbors at any one of the 100+ events the on-site Lifestyle Director plans each year.